

**MINUTES OF A REGULAR MEETING OF THE JASPER PLAN COMMISSION  
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING  
FEBRUARY 6, 2013**

President Brad Schnarr called the Regular Meeting of the Jasper Plan Commission to order at 7:49 pm. Vice President Jim Schroeder took roll call as follows:

Brad Schnarr, Pres.	-Present	Cindy Laake	-Present
Jim Schroeder, V.P.	-Present	Pat Lottes	-Present
Bernita Berger, Sec.	-Absent	Dan Buck	-Present
Paul Lorey	-Present	Chad Hurm, City Engineer	-Present
Randy Mehringer	-Present	Darla Blazey, Director of Community Development / Planning	-Present
Ben Krapf	-Absent	Renee Kabrick, City Attorney	-Present
Kevin Manley	-Absent		

**PLEDGE OF ALLEGIANCE**

President Schnarr led the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

Minutes of the January 2, 2013, Regular Meeting were reviewed. There was one correction. Under Pledge of Allegiance, it should read, "Vice President Schroeder led the Pledge of Allegiance." Vice President Schroeder made a motion to approve the minutes as corrected. Cindy Laake seconded it. Motion carried 8-0.

**STATEMENT**

President Schnarr read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

**NEW BUSINESS**

**Ray Lechner - Family Farm Exception (per Section 17.03.080 - Subdivision Control Ordinance).**

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Ray Lechner to request permission to grant a family farm exception on his property located on the west side of Lechner Lane, south of Precious Blood Church. Mr. Lechner's daughter and son-in-law, Ann and Mike Shappard, plan to build a house on the tract of land consisting of 18.42 acres. A site map was displayed showing two probable locations of the one-acre parcel, one along Lechner Lane and one off of Mulberry Street. Randy Mehringer mentioned his concern that one of the sites sets in line with a proposed street. The Shappards assured the Board if they built on that site, they would stay to the east of the proposed road as to not interfere with any future building and construction.

Some discussion followed regarding the possible widening of Lechner Lane sometime in the future. The Board's concern was to assure that the City obtains enough right-of-way. Attorney Kabrick suggested that an approval be contingent upon the determination of what right-of-way the City would require.

Vice President Schroeder made a motion to allow a family farm exception per Section 17.03.080 of the Subdivision Control Ordinance, contingent upon establishment of a right-of-way requirement with the approval from the Engineering and Planning Departments. Pat Lottes seconded it. Motion carried 8-0.

**Joe Rohleder - proposed division of a parcel of land (per Section 17.04.110 - Subdivision Control Ordinance).**

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Joe Rohleder to propose a division of a parcel of land without platting, per Section 17.04.110 of the Subdivision Control Ordinance. The property is located at 1437 E. St. James Avenue. Mr. Rohleder's house sets on the property, and his intent is to divide the parcel to allow his home to remain on it and divide a second parcel to allow a log home to remain.

Some discussion followed. City Engineer Hurm explained that in this case, the property is adjacent to an already developed subdivision; therefore widening St. James Avenue would not be necessary for the development. Mr. Hurm stated that the exception was put into the ordinance for such situations as described above.

Pat Lottes made a motion to grant approval of the proposed division of a parcel of land per Section 17.04.110 of the Subdivision Control Ordinance. Cindy Laake seconded it. Motion carried 8-0.

**Jerry and Ann Hilgefert – Request for change of covenants in Buffalo Knolls (setback requirements).**

Brad Eckerle, of Brosmer Land Surveying, was present on behalf of Jerry and Ann Hilgefert requesting to change the covenants of Buffalo Knolls. The request is to change the building setback line on the property's north boundary from 40 feet to 30 feet to reflect the City's standard. The Hilgeferts own both lots of the subdivision, which is located on the east end of 36<sup>th</sup> Street.

Following some discussion, Vice President Schroeder made a motion to allow the change in the covenants for the Buffalo Knolls Subdivision from a building setback line of 40 feet to 30 feet. Paul Lorey seconded it. Motion carried 8-0.

**CityVisions to schedule public input session in regards to Downtown Riverfront Master Plan.**

President Schnarr shared with the Board that CityVisions has been meeting with a steering committee and community stakeholders regarding the Downtown Riverfront Master Plan. CityVisions is planning a public input session, tentatively scheduled for March 19, 2013. President Schnarr said he would like to encourage the Board to attend the session.

**ADJOURNMENT**

With no further discussion, Pat Lottes made a motion to adjourn the meeting. Paul Lorey seconded it. Motion carried 8-0, and the meeting was adjourned at 8:22 pm.

---

Brad Schnarr, President

---

Bernita Berger, Secretary

Kathy M. Pfister, Recording Secretary